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For Further Information Contact:

<https://www.618realtor.com/>

Deb Treat Frazier, CEO  
618-277-1980

## Key Housing Market Statistics in the Metro-East Released

SHILOH, IL – Mid-Summer Proved to be a Dream for Real Estate

### Home Sales

In Jersey and Randolph Counties, 92.3, and 28.6 percent more homes were sold than July of last year. Madison County had a 25.3 percent increase. While, St. Clair County had a 2.5 percent increase in homes sold over July 2018.

Compared to last month, Metro-East home sales are up 6.4 percent. Homes sold in Montgomery County increased 109 percent and Randolph County was up 100 percent over June. Madison County and Clinton County home sales increased 19 and 13.5 percent. Jersey County also had an increase of 4.2 percent compared to last month.

For the entire Metro-East, home sales are up 9.5 percent from July 2018. Year-to-Date Home Sales increased 5.5 percent in Madison County, 4.5 percent in Macoupin County, and 3.3 percent in Clinton County. Jersey and Randolph County home sales increased by 2.9 and 1.3 percent. Year-to-Date home sales include all homes sold from January 1 to July 31.

### Home Prices

Home prices continue to rise in the Metro-East. Randolph County saw the biggest rise of 10.9 percent. While Macoupin and Montgomery County home prices increased 9.3, and 9.4 percent from July 2018. St. Clair, Jersey and Madison County increases were similar, with 4.9, 3.9, and 3.3 percent increases from July 2018. The median price increase for Illinois was up 2.6 percent from July 2018, to \$219,349. In the Metro-East, home prices are 9.2 percent higher than July of last year and 3.5 percent higher than last month. The current median home price in the Metro-East is \$155,000.

**“Home prices are on a steady incline, which makes it a great time to sell. If you are thinking about selling your home, contact a REALTOR®, don’t try to do it alone. The expertise and customer service REALTORS® provide, will provide you with a worry-free process and peace of mind”** says Donna Baker, President of the REALTOR® Association of Southwestern Illinois.

The REALTOR® Association of Southwestern Illinois (RASI) is the voice for real estate in Southwestern Illinois. Our mission is to empower members to succeed into the future. For more information on RASI and real estate careers, please visit [www.618realtor.com](http://www.618realtor.com) or contact the office at (618) 277-1980 or [Membership@myRASI.com](mailto:Membership@myRASI.com).

*Complete statistics on the following page. Statistics provided by MARIS*

(continued on next page)

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<b>Residential Units Year Over Year</b>			
<b>July</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	334	326	337
Clinton	25	26	24
Monroe	47	49	43
Randolph	18	14	7
Madison	401	320	339
Macoupin	21	23	26
Jersey	25	13	13
Montgomery	23	27	13

<b>Residential Units Month Over Month</b>							
<b>County</b>	<b>July</b>	<b>June</b>	<b>May</b>	<b>April</b>	<b>March</b>	<b>February</b>	<b>January</b>
St. Clair	334	335	373	270	275	189	168
Clinton	25	22	25	27	24	15	19
Monroe	47	48	44	38	40	21	17
Randolph	18	9	11	13	13	11	4
Madison	401	337	382	311	308	266	210
Macoupin	21	24	32	30	20	18	17
Jersey	25	24	21	14	20	13	12
Montgomery	23	11	11	15	19	19	15

<b>Year-to-Date Home Sales (January 1 - July 31)</b>			
<b>County</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	1,950	1,993	1,884
Clinton	157	152	139
Monroe	257	276	250
Randolph	79	78	81
Madison	2,219	2,104	2,094
Macoupin	164	157	166
Jersey	129	126	110
Montgomery	113	124	134
	<b>5,068</b>	<b>5,010</b>	<b>4,858</b>

<b>Average Home Prices</b>			
<b>July</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	\$173,251	\$165,059	\$172,996
Clinton	\$128,528	\$154,900	\$156,048
Monroe	\$205,925	\$228,667	\$216,653
Randolph	\$94,928	\$85,607	\$152,643
Madison	\$172,645	\$167,119	\$166,308
Macoupin	\$110,424	\$100,991	\$107,685
Jersey	\$147,488	\$141,877	\$105,029
Montgomery	\$131,248	\$119,979	\$70,427

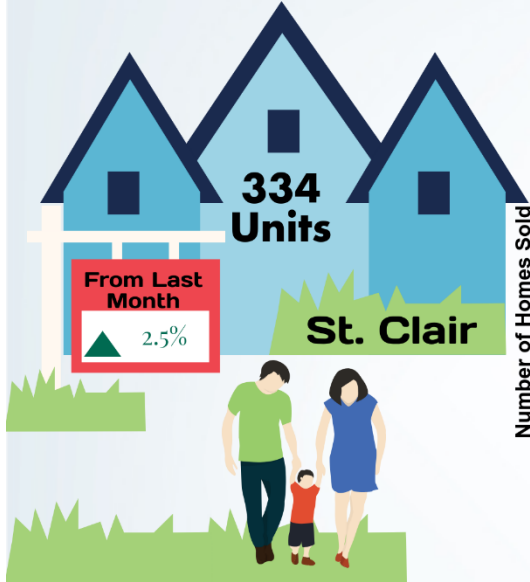
<b>Average Days on Market</b>			
<b>July</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
St. Clair	79	59	60
Clinton	71	52	76
Monroe	47	40	39
Randolph	112	112	62
Madison	72	60	61
Macoupin	213	98	83
Jersey	75	70	70
Montgomery	105	77	136

Statistics are provided by MARIS.

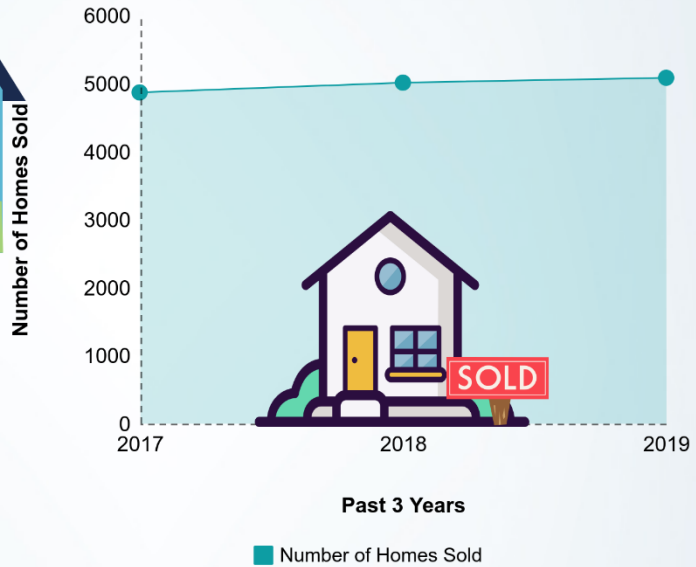


# Key Housing Market Statistics in the Metro-East Released July 2019

## Residential Units Month Over Month



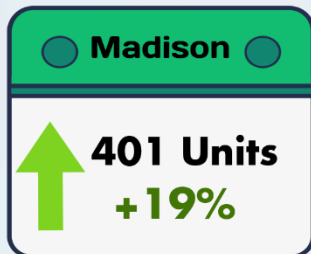
## Year-to-Date Home Sales



## Average Home Prices July 2019



## Residential Units July 2019



The REALTOR® Association of Southwestern Illinois (RASI) is the voice for real estate in Southwestern Illinois. Contacts us at 618-277-1980 or info@myRASI.com. Source: MARIS and MarketGraphics. View online at [www.618realtor.com/housing-market-statistics](http://www.618realtor.com/housing-market-statistics)



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